

APPROVED MINUTES

**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF MARCH 24, 2015**

CALL TO ORDER

Chairman Desai called the Wednesday, March 24, 2015, meeting to order at 6:33 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Victor Zarrilli, Secretary
Giuseppe Aglieco

Also Present: Kimberley A. Ricci, Town Planner/Special Constable
Glenn Chalder of Planimetrics

Absent: Kevin Clements, Vice Chairman
Carmen D'Agostino
William O'Sullivan, Alt.
Michael Cassassanta, Alt.
Sean Hussey, Alt

Glenn Chalder of Plainimatric was introduced.

There was no one from the Public who wished to speak.

Glenn began to review comments from the Public Information Meeting of March 11, 2015. Commissioner Zarrilli made a motion to take a five minutes recess so copies of the corrections/changes could be made. Commissioner Aglieco seconded the motion. Motion Passed unanimously. Commission Zarrilli made a motion to come out of recess. Motions were seconded by Commissioner Aglieco. Motion passed unanimously.

The Town Council and Capital Regional Council of Governments will have 65 days to review the document and will have an opportunity to comments on the POCD.

The POCD cover will be changed from one photo to a collage of a few.

Changes were noted as follows:

- Some of the maps show the Burriss property on Brook Street #490, as farmland (490 Map and that on page 43)
- The sidebar, text on the side of the page, on Page 38 will be moved to Page 36 from Page 38
- On Page 33 a sidebar will be inserted addressing open space of less than 40% in Conservation Design Subdivisions (Open space land to be reflective of the original

property and the ability to have less than 40% open space in Conservation Design Subdivisions).

- The Town of Colchester offers greater flexibility with setback requirements when more open space is offered. Glenn stated that Towns must cap the number of lots that one can get out of this type of process.
- The benefit of developing a Conservation Design Subdivision is a reduced cost for infrastructure and the lots abutting open space are usually more valuable.
- In Chapter 5, it is important for all reading the document that there is no intention of “bulldozing” buildings to create a Town Center. The concept will have private property owners and developers create/modify the spaces/structures.
- Change from Town Center to “Conceptual” Town Center. The POCD is a guide. The Center could be expanded or reduced.
- Questions arose as to extent of the existing Waterfront District which includes the former Foundry
- On page 57 more photos to be added
- Action Step #5 on Page 60 to include planning for housing units managed by the Rocky Hill Housing Authority
- Pages 64-66, include the need for the Commission to revisit the BP2 zone in the area of the deep water dock
- Page 66 - The Commission is currently working on mixed uses therefore this language #11 may change
- Page 66 # 18 to be reworded removing the word “industrial”
- The map on Page 71 is to include the Parks garage off Parsonage Street
- Page 73 refers to the Route 3 Corridor Study and the alignment of the Brook Street –Old Forge Road Intersection. This is to be removed, as it encourages inappropriate traffic at the east end of Brook Street
- The Sidewalk/bus route map was discussed briefly as to how it could be made more readable. Town needs a sidewalk layer on the GIS system
- A sidebar in the documents will speak to making node development more pedestrian friendly, connecting schools and parks with sidewalks
- The Transit Map should have a legend or a source, if it is needed at all

Glenn Chalder reviewed the process going forward.

Commissioner Zarrilli made a motion to endorse the 2015 Plan of Conservation and Development with the added changes from this meeting March 24, 2015; and to forward the Plan on to the Town Council and Regional Planning Agency for statutory referrals; and to schedule the formal Public Hearing on the 2015 Plan of Conservation and Development on Monday, June 8, 2015 at 6:30p.m. in the Town Council Room. Seconded by Commissioner Aglieco. The Motion passed unanimously.

The changes in the final update will be given to Town Staff by Friday, who must get the document to the Town Clerk. There will be redline copies for the Commission and blackline copies for all others.

Commissioner Aglieco made a motion to adjourn at 8:09 p.m. Commissioner Zarrilli provided a second. Motion passed unanimously.

Respectfully submitted,

Kimberley A. Ricci, Town Planner
Acting Recording Secretary